

December 10, 2008



Entertainment Properties Trust Announces Common and Preferred Dividends

KANSAS CITY, Mo.--(BUSINESS WIRE)-- Entertainment Properties Trust (NYSE:EPR) today announced that its Board of Trustees has declared a quarterly cash dividend of \$0.84 per share for its common shares for the fourth quarter of 2008. The dividend is payable January 15, 2009 to shareholders of record as of December 31, 2008.

The Company also declared dividends on its four outstanding issues of preferred stock:

- 7.75% Series B Cumulative Redeemable Preferred Shares (NYSE:EPRprB) dividend of \$0.484375 per share payable January 15, 2009 to shareholders of record on December 31, 2008.
- 5.75% Series C Cumulative Convertible Preferred Shares (NYSE:EPRprC) dividend of \$0.359375 per share payable January 15, 2009 to shareholders of record on December 31, 2008.
- 7.375% Series D Cumulative Redeemable Preferred Shares (NYSE:EPRprD) dividend of \$0.4609375 per share payable January 15, 2009 to shareholders of record as of December 31, 2008.
- 9.00% Series E Cumulative Convertible Preferred Shares (NYSE:EPRprE) dividend of \$0.5625 per share payable January 15, 2009 to shareholders of record as of December 31, 2008.

Entertainment Properties Trust (NYSE:[EPR](#)) is a real estate investment trust (REIT) that develops, owns, leases, and finances properties for consumer-preferred, high-quality businesses. EPR's investments are guided by a focus on inflection opportunities that offer enduring value, excellent executions, attractive economics, and an advantageous market position. Our total assets exceed \$2.6 billion and include megaplex movie theatres and entertainment retail centers, as well as other destination recreational and specialty investments. Further information is available at www.eprkc.com or from Jon Weis at 888-EPR-REIT or info@eprkc.com.

Source: Entertainment Properties Trust